

ARTICLE #
(Two-thirds vote)

AMEND ZONING BYLAW – SENIOR HOUSING

To see if the Town will vote to amend the Zoning Bylaw Section 9B – SENIOR RESIDENCE, by deleting subsection 9B.12.9.2 (Affordability, Monetary contributions) and replacing it with a new subsection as follows:

9B.12.9.2 Monetary contributions in support of affordable housing made to the Acton Community Housing Program Fund. The Planning Board, upon recommendation from the Acton Community Housing Corporation must determine that there will be an extraordinary benefit or advantage to achieving the Town's housing objectives as a result of allowing a monetary contribution rather than providing the AFFORDABLE DWELLING UNITS as otherwise required herein. The amount of the contribution shall be determined by the amount equal to the product of the otherwise required number of AFFORDABLE DWELLING UNITS and the difference in sale price between the AFFORDABLE DWELLING UNITS and the equivalent market-rate units, plus costs associated with the otherwise required AFFORDABLE DWELLING UNITS such as, but not limited to (1) cost, income and eligibility certifications, (2) marketing and lottery administration, and (3) closing costs.

[Note – Section 9B.12.9.2 currently reads: Monetary contributions for affordable housing programs made to the Acton Community Housing Program Fund in an amount sufficient for the Town or its designee to create off-site affordable family or individual persons' housing, as the Planning Board may determine, and eligible for inclusion in Acton's subsidized housing inventory under M.G.L. Chapter 40B.]

, or take any other action relative thereto.

SUMMARY

The zoning bylaw allows for a monetary contribution in-lieu of providing affordable housing units on site but does not specify how the monetary contribution is calculated. This article provides a calculation method for determining the fee-in lieu based on the difference between the market and affordable unit sale.

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Selectman assigned:

Recommendations:	<u>Board of Selectmen</u>	<u>Finance Committee</u>	<u>Planning Board</u>
			Recommended
